

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
November 16, 2020  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1.     October 19, 2020**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

The Planning Commission meeting on Monday, November 16, 2020, will be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Members of the public may submit public comment on an agenda item by sending an email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/pc> or by leaving a message at 225-389-3144 (comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, November 16, 2020. In addition, public comment will be accepted in person at the River Center Branch Library, 4<sup>th</sup> floor, located at 250 North Blvd. All public comments will be properly identified and acknowledged during the meeting.

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, November 16, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, November 16, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

Members of the public may submit public comment on an agenda item by sending an email to [planning@brla.gov](mailto:planning@brla.gov) or leaving a message at 225-389-3144 (all comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, November 16, 2020. All public comments will be properly identified and acknowledged during the meeting.

Ryan L. Holcomb, AICP, Interim Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. PA-18-20 915 Staring Lane (Deferred from October 19 by the Planning Director)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to SPUD-3-20**
- 3. SPUD-3-20 Fieldstone Crossing (Deferred from October 19 by the Planning Director)** Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to PA-18-20**
- 4. PA-19-20 7231 Innovation Park Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Innovation Park Drive, north of Nicholson Drive on Tract W-1 of Chatsworth Plantation. Section 78, T8S R1E, GLD, EBRP, LA (Council District 3–Loupe) [Application](#) **Related to Case 57-20 and S-5-20**
- 5. Case 57-20 7231 Innovation Park Drive** To rezone from Rural (R) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Zero Lot Line (A2.6) on property located on the west side of Innovation Park Drive, north of Nicholson Drive on Tract W-1 of Chatsworth Plantation. Section 78, T8S R1E, GLD, EBRP, LA (Council District 3–Loupe) [Application](#) **Related to PA-19-20**
- 6. S-5-20 River Hills Farm** [Application](#) **Related to PA-19-20 and Case 57-20**
- 7. PA-20-20 1885 Wooddale Boulevard** To amend the Comprehensive Land Use Plan from Institutional to Commercial on property located on the [Application](#) **Related to Case 56-20**
- 8. Case 56-20 1885 Wooddale Boulevard** To rezone from Light Industrial (M1) and Heavy Industrial (M2) to Heavy Commercial One (HC1) [Application](#)

**Related to PA-20-20**

9. **Case 53-20 12167 Coursey Boulevard** To rezone from Rural (R) to Light Commercial One (LC1) on property located on the [Application](#)
10. **Case 54-20 6263 Comite Drive** To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural (R) on property located on the [Application](#)
11. **Case 55-20 1717 North River Road** To rezone from Business (C5) Planned Unit Development (PUD), Heavy Industrial (M2) to (CG) on property located on the west side of North River Road [Application](#)
12. **Case 58-20 5100 Greenwell Springs Road** To rezone from Limited Residential (A3.1) to Light Commercial Three (LC3) on property located on the [Application](#)
13. **SNC-4-20 Washington to Lorri Burgess Avenue** [Application](#)
14. **PUD-4-12 The Greens at Millerville, Concept Plan Revision** [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

15. **ISPUD-2-19 ADC Revision** [Application](#)
16. **PUD-2-00 Lake Villas Crossing, Burbank University, Final Development Plan** Proposed medium density single family residential use on property located on the north side of Ben Hur Road and south of West Lee Drive, on Tract C-2-A-1-B-1-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
17. **PUD-2-00 Nicholson Townhomes, Burbank University, Final Development Plan** Proposed medium density single family residential use on property located on the east side of Nicholson Road and north of Ben Hur Road, on Tract B-3-B-1-A-1 of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
18. **PUD-5-04 Burbank Park Townhomes, Pelican Lakes, Final Development Plan** Proposed medium density single family residential use on property located on the west side of Burbank Drive and south of Pelican Lakes Parkway, on Tract D-1 of the T.P. Stuckey Tract Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe) [Application](#)
19. **S-6-20 Villas at Oak Bend** [Application](#)
20. **SS-13-20 C. D. Turner** Proposed subdivision located [Application](#)
21. **SS-14-20 Alex Terrell Tract (Flag Lot Subdivision)** Proposed flag lot subdivision located [Application](#)

- 22. SS-15-20 Harvey C. Smith and W. R. Smith Tract (Flag Lot Subdivision) Proposed flag lot subdivision located [Application](#)
- 23. SS-16-20 Bessie Mills Samuels Estate (Flag Lot Subdivision) [Application](#)
- 24. SP-6-20 The Bend on Bluebonnet [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**